

# Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

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**Case: S2006056** Rancho Silverado Unit 2

Meeting Date: October 5, 2006

Agenda Item: 2

Supervisor District: 4

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**Applicant:** Coe & Van Loo Consultants

**Owner:** Courtland Homes, LLC

**Request:** Time Extension for a Preliminary Plat in the R1-6 RUPD zoning district

**Proposed Use:** 50-lot, 3-tract single-family residential subdivision

**Site Location:** Northwest corner of Williams Dr. & 123<sup>rd</sup> Ave. (in the Sun City West area)

**Site Size:** Approx. 14.53 gross acres

**Summary:** The approved Preliminary Plat, S2004009, expired on September 9, 2005. The subject request was applied for on September 5, 2006 and no changes are proposed from the previously approved Preliminary Plat. The associated Final Plat, S2004002 was submitted on January 8, 2004 and is ready to be scheduled for the Board of Supervisors. Therefore, staff recommends approval of a one (1) year time extension to the Preliminary Plat.

**Recommendation:** **Approve** for a period of one (1) year – subject to the same stipulations carried forward from approval of S2004009:

- a. Development and use of the site shall comply with the preliminary plat entitled "Rancho Silverado II Preliminary Plat", consisting of two (2) full-size sheets prepared by Coe & Van Loo Consultants, dated July 29, 2004, and stamped received September 18, 2006, except as modified by the following stipulations.

- b. Development and use of the site shall be generally consistent with the project narrative entitled "Narrative Report for Rancho Silverado 2", consisting of four (4) pages, dated revised July 30, 2004, and stamped received September 18, 2006, except as modified by the following stipulations.
- c. Prior to final plat approval, Improvement, Grading and Drainage Plans shall be submitted to and approved by the Maricopa County Flood Control District.
- d. Prior to Final Plat approval, the applicant must provide assurance that the required temporary drainage easements along the east side of North 123<sup>rd</sup> Avenue, located within Parcel #503-53-031G and along the north end of the property (adjacent to the retaining wall) located within Parcel #503-53-035A can be obtained. Also required will be grading plans and hydraulic calculations showing that the off-site flow can be conveyed adequately within said easements.
- e. Final Drainage Clearance for individual lots in Rancho Silverado Unit II will not be granted until the channel along the east side of 123<sup>rd</sup> Avenue has been constructed either within the temporary easement described above or if it has been built as part of the Crossriver Infrastructure Improvements.
- f. After final plat recordation and prior to any zoning clearance for building permits, the applicant shall obtain a final Grading and Drainage and Infrastructure permit from Maricopa County.
- g. Prior to final plat approval, Water and Sewer Plans shall be submitted to and approved by the Maricopa County Department of Environmental Services.
- h. Prior to final plat approval, a licensed engineering investigation of the site shall be conducted and submitted identifying any fissures, which affect the site, and that the report shall include suggested mitigation of those fissures. A note stating that earth fissures may be present on the site shall be included on the final plat.
- i. The final plat shall include dedication of right-of-way as required by the related zone change request (Z2003002) and as deemed necessary by the Maricopa County Department of Transportation unless the required dedication has been completed by deed of dedication prior to the final plat approval.

- j. The master developer shall notify future homeowners that they are located within close proximity of Luke Air Force Base Auxiliary Field 1 using the following language:

"You are buying a home or property that is located in close proximity to the Luke Air Force Base Auxiliary Field 1, which is the site of intense instrument procedure landing approaches, with approximately 12,000 flight operations per year. Aircraft will descend down to 200 feet above the ground over the Auxiliary Field and will create severe noise in the surrounding area. Your house should include "sound attenuation" measures as directed by State law. For further information, please check the Luke Air Force Base website at [www.luke.af.mil/urbandevelopment](http://www.luke.af.mil/urbandevelopment) or contact the Maricopa County Planning and Development Department."

Such notification shall be PERMANENTLY posted in front of all home sale offices on not less than a three (3) foot by five (5) foot sign, be permanently posted on the front door of all home sales offices on not less than an 8½ inch by 11 inch sign, be recorded on all final plats, AND be included in all home owner association Covenants, Conditions, and Restrictions (CC&Rs) as well as the Public Report, conveyance documents.

- k. All habitable buildings constructed within this subdivision shall be constructed to attain a noise reduction level as per ARS § 28-8482(B).
- l. Prior to or concurrent with the submittal of a final plat for any portion or phase of this development, a final landscape and amenity plan is to be submitted to the Planning and Zoning Services division which is generally consistent with the preliminary landscape plan.
- m. The applicant shall comply with the standard assurance provisions as set forth in the Maricopa County Subdivision Regulations.
- n. Preliminary plat approval shall expire one (1) year from the date of Commission approval. Any request for an extension of time shall be submitted prior to the expiration date in accordance with the Maricopa County Subdivision Regulations.
- o. Prior to final plat approval or issuance of a grading permit, developer(s) and/or builder(s) shall establish emergency fire protection services, covering all real property contained within the project area during course of construction and shall obtain a 'will serve' letter substantiating coverage from the appropriate Fire Department servicing the site. This information shall be included in the narrative report for the final plat and the associated public report for the subdivision. The final plat shall contain a note referencing the will serve letter.

- p. If street lighting is proposed then a Street Lights Improvement District must be formed. The applicant must contact the Superintendent of Streets Office in order to initiate formation of a Street Lights Improvement District.
- q. The applicant agrees and understands that they shall not assert vested rights under this approval.

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Attachments: Case map (1 page)  
Vicinity map (1 page)  
Preliminary Plat (8" x 11" reduction, 2 pages)  
Narrative Report (4 pages)

Enclosure: Preliminary Plat (2 full-size sheets)